

[REDACTED]

From: Simon Davis
Sent: 17 June 2021 15:02
To: [REDACTED]
Cc: [REDACTED] Christopher Best <christopher.best@arun.gov.uk>
Subject: RE: AL/49/21/DOC - Springfield, Hook Lane

Dear Philip,

Thanks for your email. Please see following brief comments in response:

- 5) I have asked Mark to respond by the 22nd. If he is not able to do this then I will refuse as per my previous advice.
- 16) The 24 tree requirement was imposed at the request of our ecologist who requested that any trees to be lost be replanted on a 2:1 ratio to ensure biodiversity net gain (which itself is a policy requirement). However, if this is unachievable then you would need to justify why.
- 21) Ok its just that other developers in discharging such conditions provide a letter/email from BT open reach confirming that the site is capable of achieving broadband speeds of 24MB. I have been looking at Y/58/21/DOC this morning where this has been provided.
- 25) If you can get your own ecologist to state that the light fitting is bat friendly or similar wording then we could accept it.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: [REDACTED]
Sent: 17 June 2021 12:01
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: [REDACTED] Christopher Best <christopher.best@arun.gov.uk>
Subject: RE: AL/49/21/DOC - Springfield, Hook Lane

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Hi Simon.

Is good to see Arun taking a proactive approach to planning its very helpful!

My comments relating to each condition.

5) I have just emailed a report from our tree consultant direct to Mark and yourself which addresses all the issues. I really cannot understand why you cannot give some time for Mark to look at this and then the condition can be discharged. This is an important condition as it pre commencement. We have worked with Mark to address the issues and our tree consultant have done the report.

6) Agreed.

7) Agreed.

8) Agreed.

13) Agreed.

14) Agreed.

15) Agreed.

16) Cannot be bothered to argue. I will resubmit condition with 24 trees. Cannot see how on earth you can get 24 trees on the site with adequate spacing for them to grow and far enough away from the houses!!

18) I apologise I have forgotten to include all the sap and water calcs with this condition which demonstrate compliance. I will resubmit this condition.

19) Agreed.

21) I will resubmit details for this application. However you need to appreciate that developers do not install the actual internet services they only put ducts in it is then down to the house owner to buy what ever service they want and it gets installed through the ducts. The developer does not have any contract to supply therefore we might struggle to get a letter as what services are available it exactly that. The developer cannot guarantee any services it depends what's in the area. We can only make provision to install in the future.

22) Agreed.

25) Again I can resubmit with amended details although it is a porch light. It's the same light I have specified on other sites in Arun and have had no problems.

In conclusion my priority is to make sure pre commencement conditions are discharged which in this case is the trees. The other conditions that need amendments are not pre commencement therefore I am happy to resubmit details again.

Regards

Philip Dudley
Director



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 15 June 2021 18:31

To: [REDACTED]

Cc: [REDACTED] Christopher Best <christopher.best@arun.gov.uk>

Subject: AL/49/21/DOC - Springfield, Hook Lane

Dear Philip,

Your client contacted me this morning and asked that I provide an update on the application. Therefore, please see the following summary:

5	As you are aware, the Tree Officer has requested changes and then documentation to evidence these. I am aware that this is being actioned but there is currently only 7 days left until the application expiry and so no time to reconsult the Tree Officer. Therefore, this will be refused and you will need to resubmit.
6	There is insufficient time to reconsult our ecologist before the application expiry date of 22/06 however, I did request that you respond within 10 days of my email dated 07/06 which you did meet therefore I will reconsult the Ecologist regardless of the time limit.
7	No objection from our Archaeologist so I can approve this condition.
8	WSCC have raised no objection and Env Health have made no comments therefore I can approve the CMP condition.
13	There is insufficient time to reconsult our Drainage Engineer before the application expiry date of 22/06 however, I did request that you respond within 10 days of my email dated 07/06 which you did meet therefore I will reconsult the Drainage Engineer regardless of the time limit.
14	I have accepted the amended plans regarding the materials and I will be able to approve this.
15	As 13.
16	I did request that you respond within 10 days of my email dated 07/06 which you did meet. However, I have looked at the condition wording and see that it requires 24 new native trees but the plan provided shows only 12. I will therefore be refusing this condition on the basis of not meeting the condition requirements.
18	The use of Air Source Heat Pumps (as shown in the spec and the associated plan) is acceptable but there is no information to meet this part of the condition “.. <i>demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission</i> ...” It is not appropriate to just propose

	renewable energy in order to meet the requirements of the condition. As such, I will not be able to agree this condition.
19	I have not had any comments from WSCC on this one yet they have responded to the application so I will approve this condition.
21	The submitted plan is not sufficient to agree this condition. I would be looking for a letter from BT Openreach (or other infrastructure provider) plus a copy of the Contract that confirms high speed broadband will be provided at the site. Therefore this will be refused and you will need to resubmit.
22	I have not had any comments from WSCC on this one yet they have responded to the application so I will approve this condition.
25	I have not had any comments from our Ecologist on this one yet they have responded to the application. However, it is unclear whether the lighting unit proposed meets the requirements of this part of the condition “.. also minimise potential impacts to any bats using the trees, hedgerows, and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding”. We would be looking for a downwards facing light fitting or something that is fitted with a shield so as to prevent light spill into the sky. As such, I am inclined to refuse this condition.

I will not accept any amendments after today's date and am proposing to draft the decisions on those that I have indicated as being approved/refused on the 18th June. The others that I have allowed to run will be done when the re-consultation advice is received. Please note that as per our principles for how we determine applications (see <https://www.arun.gov.uk/planning-permission>), we will not allow further negotiation on these and so if there remains an objection, these will also be refused.

Kind Regards

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Principal Planning Officer
Directorate of Place

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